



## First Street Update

First Street Redevelopment is a significant project that will take years from initiation to completion; however, significant progress has already been made on the first important phase of infrastructure improvements. The City entered into a \$3 million contract with Benchmark Construction to rebuild much of the sanitary sewer, water main and electric infrastructure along the First Street corridor. These improvements will not only serve the future redevelopment, but also strengthen utility service to existing businesses in downtown St. Charles.

Work began in early October, immediately after the Scarecrow Festival, with the closure of the Prairie Street Bridge. After a two-week closure, work continued north along First Street with sanitary sewer, water main and electric duct improvements. A conflict with an existing AT&T duct occurred; however, cooperation from AT&T helped get the work back on track. Rock excavation also slowed progress in the beginning and has been a challenge for much of the project. The process of installing three new utilities while working around the existing three utilities and storm sewer, gas pipes, and phone cables requires that only one of the new utilities (sanitary sewer, water main, and electric duct) be installed at a time. Through November, Benchmark crews proceeded north to Indiana Street and then west on Indiana to IL Route 31. Restoration of First Street south of Indiana was completed just prior to Christmas. Restoration on Indiana Street is not contemplated because construction of the new Blue Goose will begin within the next 90 days.

It is fair to state that construction is right on schedule at this point. Construction will continue north on First Street, crossing the Illinois Street intersection and causing closure of the bridge for a short duration. It is expected work will continue on First Street north of Illinois Street through mid-February. Significant work on Illinois Street beginning at the Fox River Bridge will commence in mid to late February and continue through early April. This will include an extended closure of the Illinois Street Bridge. The final phase of construction will occur on IL Rte. 31 and is anticipated to be complete by late May.

The City has initiated some additional communications activities to help keep businesses and residents better informed on the progress of the project. Weekly meetings have been scheduled for Thursday mornings, 8 a.m. at City Hall, at which City staff and contractors will provide an update on the utility work. Anyone may attend to keep current on the project and bring questions or comments to be addressed. Representatives of the City and Downtown St. Charles Partnership are also making site visits to businesses in the First Street area to provide contact information and keep in close contact with those most affected by this project. Parking and construction schedule maps are being distributed to help customers find convenient parking for retailers on First Street. The map is available online to download and print. A special flyer was also prepared and included in this issue of the newsletter to remind residents of the businesses open on First Street during the construction.

Other First Street information sources remain in place and a great way to stay informed. They include the First Street web site at [www.1stStreetSTC.org](http://www.1stStreetSTC.org), email address [1stStreet@stcharlesil.gov](mailto:1stStreet@stcharlesil.gov), hotline (630) 762-7097 and email news (register online at [www.1stStreetSTC.org](http://www.1stStreetSTC.org)).

### First Street Information and Contacts

*First Street Web Site*  
[www.1stStreetSTC.org](http://www.1stStreetSTC.org)

*First Street Hotline*  
630.762.7097

*First Street E-News*  
(email updates and notices)  
[www.1stStreetSTC.org/subscribe](http://www.1stStreetSTC.org/subscribe)

**Office Lease/Purchase**  
Ryan Corcoran (630) 444-7369  
Brad Schreiner (630) 524-0086

**Retail Lease/Purchase**  
First Street LLC (630) 443-9393

**Residential Lease/Purchase**  
Toni Pokora (630) 587-5543

Our thanks to those businesses and residents that have kept in close contact with City staff. An open dialogue is the most important

way for us to address the needs of the community while completing such a large utility upgrade project. Everyone's patience and

understanding are appreciated as we endeavor to improve our community for generations to come!



While driving over the Illinois Street Bridge or along Riverside Drive, you may have noticed construction crews working on the west

bank of the Fox River in front of Fox Island Square. This work is all part of the River Corridor project.

On September 10, 2002, the River Corridor Master Plan, created by the River Corridor Committee, was born. The purpose of this plan was to refine the vision sparked by the Downtown St. Charles Strategy Plan to emphasize the Fox River as the primary focal point of downtown St. Charles, identify the potential improvements along the Fox River corridor, and recommend a systematic implementation strategy. The construction along the west bank of

the Fox River is a direct result of these recommended improvements outlined in the River Corridor Master Plan.

Kovilic Construction Company of Franklin Park, Illinois, was awarded a contract for the first segment of Phase I construction of the St. Charles Riverwalk Project. Phase I of this project includes the placement of erosion control and stabilization measures along the west shoreline of the Fox River from Illinois Street south to Indiana Street. The project is being funded by grant money received from the Kane County Riverboat Grant Program and the Kane County Forest Preserve, along with local donations and pledges. This area was targeted due to the severity of the existing erosion taking place. The erosion control measures are intended to prevent any future erosion of the shoreline in this area and allow for a future walkway as part of Phase II for this project. Due to limited space

available along the project site, the stone and other building materials that are to be used for this project are being stockpiled in the parking lot that is located at the southwest corner of 1<sup>st</sup> and Illinois Streets, formerly the site of the St. Charles Cleaners.

When additional funding is received, Phase II of this project will begin and include the placement of a brick paver walkway as well as additional improvements coinciding with the River Corridor Master Plan.

Copies of the River Corridor Master Plan are available from the Downtown St. Charles Partnership, 213 Wanut, St. Charles. The River Corridor Committee is always looking for new members with an interest in preserving the Fox River and providing input on future projects. Please contact the Downtown St. Charles Partnership offices for further details at (630) 513-5386, Ext. 1.

## Changes for RV Parking and Storage

The City's Zoning Ordinance on the storage and parking of recreational vehicles (RV's) in the one- and two-family residential zoning districts was recently revised. The purpose of the change was to enhance the appearance of residential areas by restricting RV parking to rear and side yards. The change allows limited parking for loading and unloading.

The new requirements are as follows: Recreational vehicles may be stored outside all year in Residential Districts per the following regulations:

- Not more than one recreational vehicle may be parked or stored outdoors per lot.

- The recreational vehicle is stored or parked on a hard surface.
- The recreational vehicle is stored or parked in the rear yard, or in an interior side yard.
- The recreational vehicle is stored or parked so that it does not impair the safety of pedestrian or vehicular traffic, such as by obstructing visibility.

A recreational vehicle may be parked on a driveway or other hard surface located within the required front yard or exterior side yard for loading and unloading, from April 15 to October 15, for a maximum of

48 hours within any one-week period.

From October 15 to April 15, a recreational vehicle shall not be parked or stored within the required front yard or exterior side yard (corner yard facing the street).

Full enforcement of the front yard parking restriction will begin in fall of 2007.

Questions regarding these new requirements may be directed to Building and Zoning Commissioner Bob Vann or Code Enforcement Officer Robert Surratt in the Building and Zoning Division, 630.377.4406.